



**West Craigs Mews
Edinburgh**

the place to be[®]

miller homes

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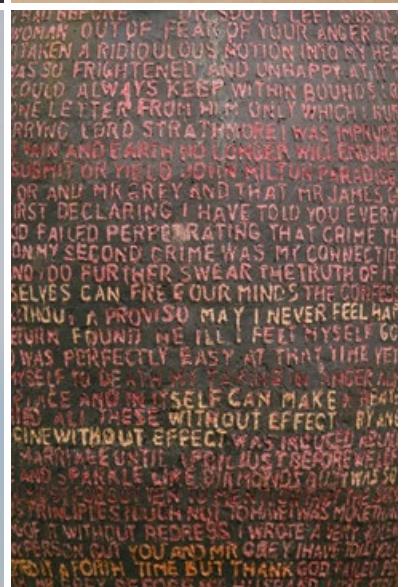
A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.





Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Miller Homes at West Craigs Mews.

Approximately a mile from the Gogar Roundabout, West Craigs Mews offers exceptional access to Edinburgh City Bypass, the M8 for Glasgow, the M9 for Stirling, and Edinburgh Airport. Trains between Edinburgh, Fife, Perth and Dundee stop at Edinburgh Gateway, a 20 minutes' walk from the development, reaching Edinburgh Waverley in just 11 minutes. Edinburgh Gateway is also served by trams running every 7 minutes during the day, reaching the airport in around 15 minutes, Princes Street in 20 minutes and Leith in 45 minutes. Trains to Glasgow and Helensburgh stop at Edinburgh Park Station, 2 trams stops away. Lothian buses to the city centre and Bonnyrigg, and the round-the-clock service between the city and the airport, both stop approximately 20 minutes' walk from West Craigs Mews. In addition, an hourly bus service runs from Turnhouse Road to the Gyle Centre, Corstorphine and Clermiston.



Welcome
home

On the western edge of Edinburgh, with outstanding views to the Pentland Hills, this attractive new neighbourhood of energy efficient three, four and five bedroom homes is just six miles from Princes Street and the capital's celebrated attractions and festivals. Strategically placed for travel to Glasgow, Fife and the north, with easy access to Edinburgh Airport and the tram and bus network, it brings stylish living to an outstanding location.

Welcome to West Craigs Mews...

The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project.



Plot Information

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Overview

The lounge opens, through a separate lobby, into a beautifully designed kitchen and dining room where french doors keep the room light and airy, and make outdoor meals a tempting option. One of the three bedrooms features an en-suite shower, and there is a useful storage cupboard on the landing.

Ground Floor

Lounge	3.94m x 3.92m 12'11" x 12'10"
Kitchen/Dining	5.05m x 2.99m 16'7" x 9'10"
WC	1.77m x 1.17m 5'10" x 3'10"

First Floor

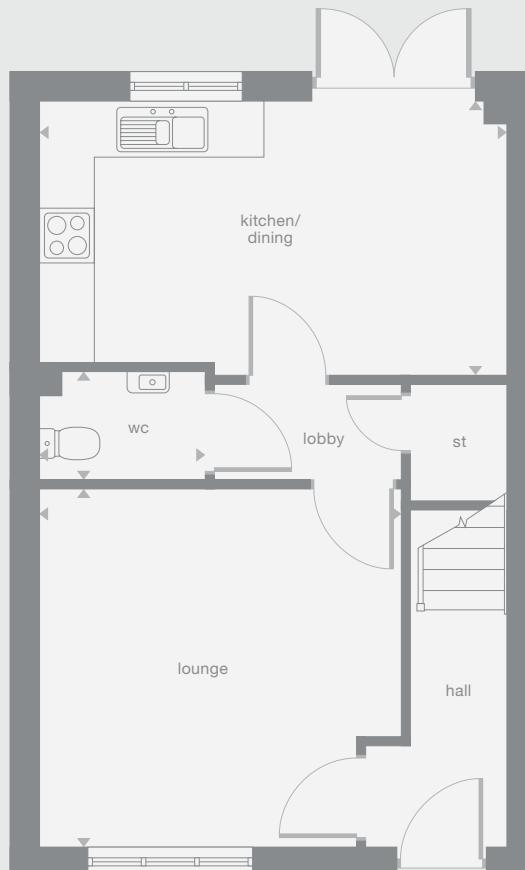
Principal Bedroom	2.72m x 3.46m 8'11" x 11'4"
En-Suite	2.06m x 1.61m 6'9" x 5'3"
Bedroom 2	3.00m x 2.92m 9'10" x 9'7"
Bedroom 3	2.26m x 2.38m 7'5" x 7'10"
Bathroom	2.03m x 1.70m 6'8" x 5'7"

Floor Space

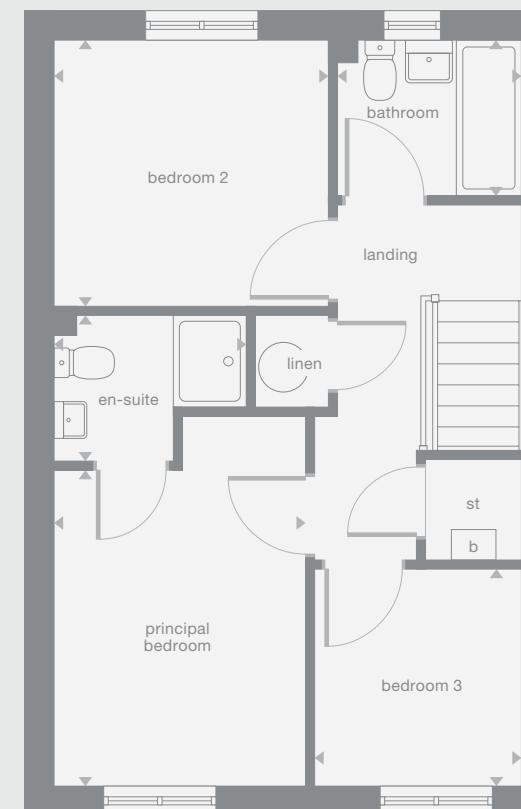
904 sq ft



Ground Floor



First Floor



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Overview

The impact of natural, welcoming light created by the triple-windowed, dual aspect lounge is further enhanced by the dual aspect kitchen with its french doors adding a focal point to the dining area. The principal bedroom, with its en-suite facilities, presents a private retreat with a dash of luxury.

Ground Floor

Lounge	3.06m x 5.43m 10'0" x 17'10"
Kitchen/Dining	2.21m x 5.39m 7'3" x 17'8"
Laundry	2.26m x 1.57m 7'5" x 5'2"
WC	1.11m x 2.05m 3'8" x 6'9"

First Floor

Principal Bedroom	3.08m x 3.18m 10'1" x 10'5"
En-Suite	2.05m x 1.69m 6'9" x 5'7"
Bedroom 2	2.45m x 2.89m 8'0" x 9'6"
Bedroom 3	2.45m x 2.44m 8'0" x 8'0"
Bathroom	1.87m x 2.11m 6'2" x 6'11"

Floor Space

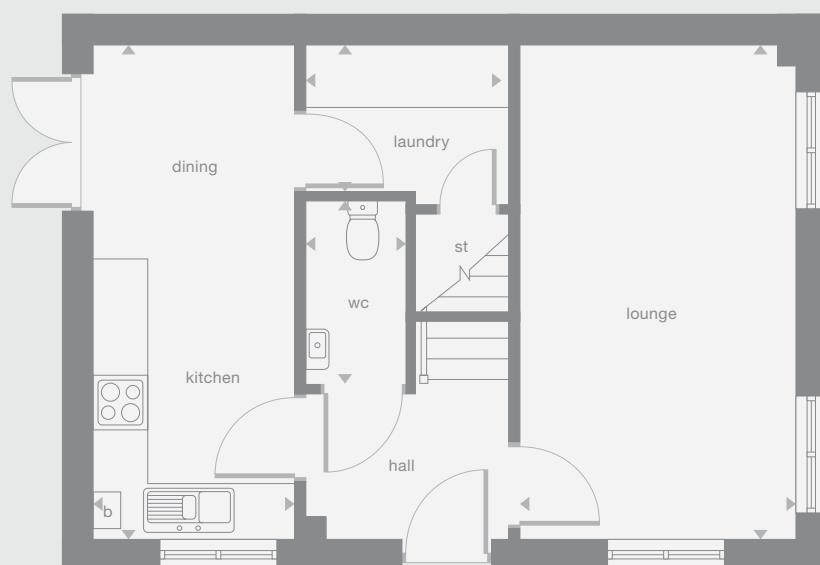
908 sq ft

b Boiler

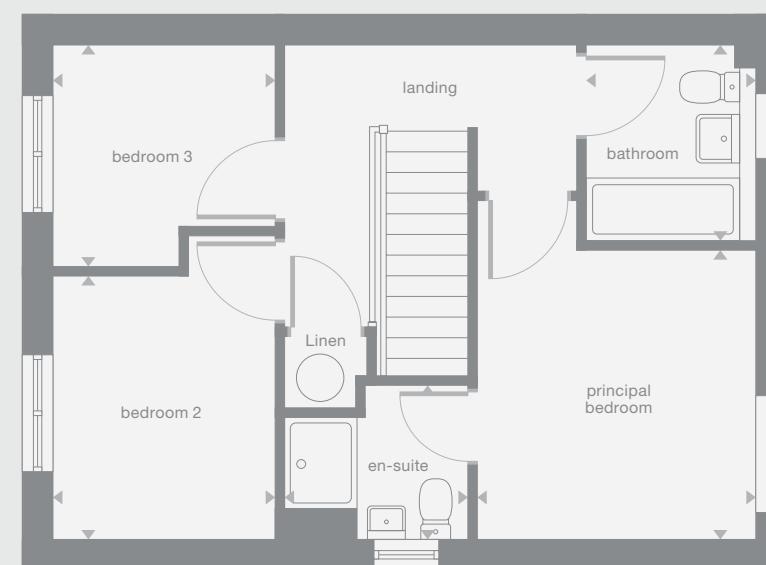
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview

The stylishly ergonomic walkthrough kitchen and the bright dining room, opening out to the garden, makes innovative use of space to create an inspiring setting for family evenings, as well as an ideal backdrop to relaxed entertaining. The lounge shares the first floor with the en-suite principal bedroom.

Ground Floor

Kitchen
2.97m x 3.08m
9'9" x 10'1"

Family/Dining
4.11m x 3.67m
13'6" x 12'0"

WC
1.70m x 2.01m
5'7" x 6'7"

First Floor

Lounge
4.11m x 2.86m
13'6" x 9'5"

Principal Bedroom
4.11m x 3.10m
13'6" x 10'2"

En-Suite
1.38m x 1.75m
4'6" x 5'9"

Second Floor

Bedroom 2
4.11m x 3.15m
13'6" x 10'4"

Bedroom 3
4.17m x 2.91m
13'8" x 9'7"

Bathroom
1.53m x 2.71m
5'0" x 8'11"

Floor Space

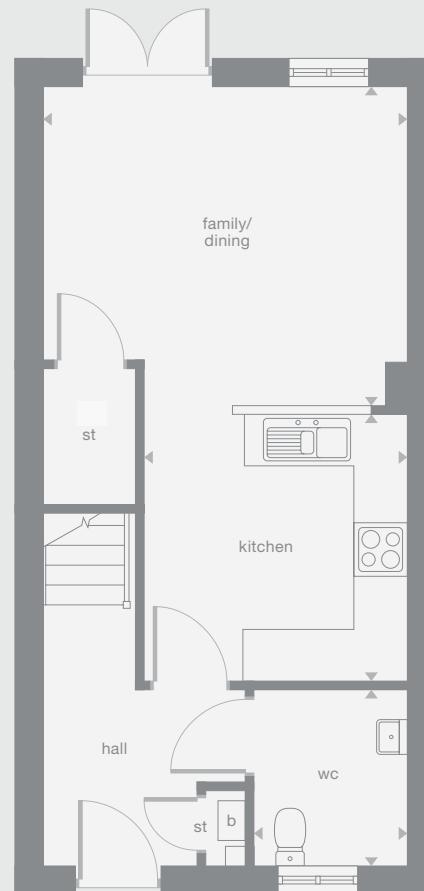
1,201 sq ft

b Boiler

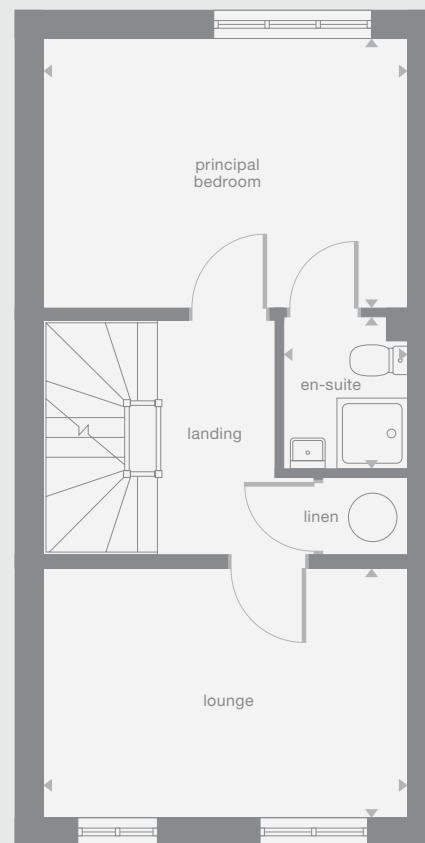
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



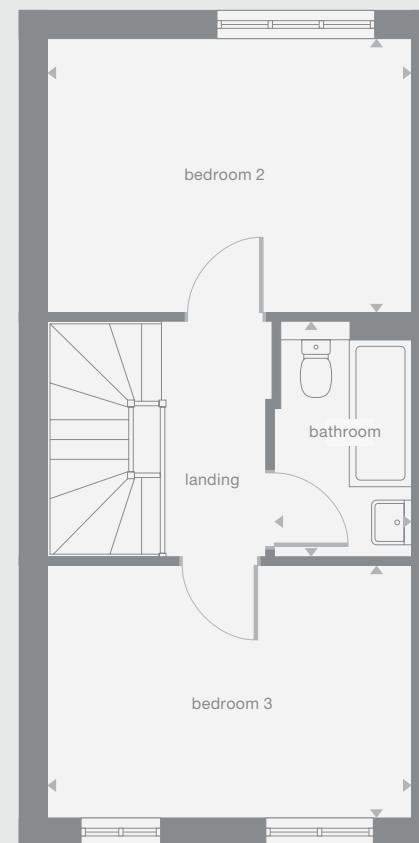
Ground Floor



First Floor



Second Floor



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Overview

Enhanced by a traditional bay window, the lounge complements a delightfully light, adaptable family kitchen, dining and family room with garden access. The dual-windowed, en-suite principal bedroom includes a luxurious dressing room, and a second en-suite bedroom adds additional convenience, as well as the opportunity to offer exceptional guest accommodation.

Ground Floor

Lounge	Principal Bedroom
3.02m x 4.91m 9'11" x 16'7"	4.32m x 4.50m 14'2" x 14'9"
Kitchen/Dining/Family	Dressing
8.01m x 2.61m 26'3" x 8'7"	2.42m x 1.55m 7'11" x 5'1"
Laundry	Bedroom 4
1.71m x 1.23m 5'7" x 4'0"	3.33m x 2.27m 10'11" x 7'5"
WC	Bathroom
1.79m x 1.10m 5'10" x 3'7"	2.05m x 1.92m 6'9" x 6'4"

First Floor

En-Suite 1	Bedroom 2
2.21m x 1.21m 7'3" x 4'0"	3.59m x 2.76m 11'9" x 9'1"
En-Suite 2	Bedroom 3
1.90m x 2.12m 6'3" x 6'11"	2.43m x 3.03m 8'0" x 9'11"

Floor Space

1,221 sq ft



b Boiler

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

Ground Floor



First Floor



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Overview

Beautifully combining convenience with flexibility, the family kitchen features a laundry and a dining area with french doors, complementing a stylish lounge. Upstairs, a bright gallery landing leads to four bedrooms, one of them en-suite with a dressing area, and a bathroom with separate shower.

Ground Floor

Lounge	Principal Bedroom
3.57m x 5.24m 11'9" x 17'2"	2.94m x 3.98m 9'8" x 13'1"
Kitchen/Dining/Family	En-Suite
4.97m x 5.80m 16'4" x 19'0"	2.52m x 1.49m 8'3" x 4'11"
Laundry	Dressing
3.01m x 1.27m 9'10" x 4'2"	2.51m x 1.33m 8'3" x 4'4"
WC	Bedroom 2
2.17m x 1.14m 7'1" x 3'9"	3.57m x 3.80m 11'9" x 12'6"

First Floor

Bedroom 3
2.57m x 4.05m 8'5" x 13'3"
Bedroom 4
2.80m x 2.92m 9'2" x 9'7"
Bathroom
2.57m x 2.22m 8'5" x 7'3"

Floor Space

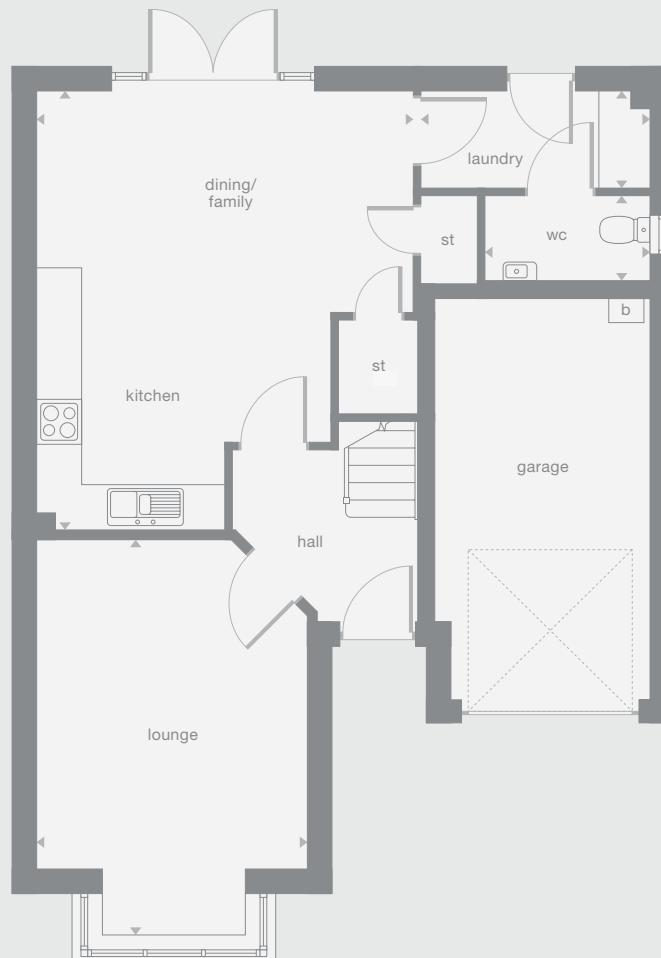
1,342 sq ft

b Boiler

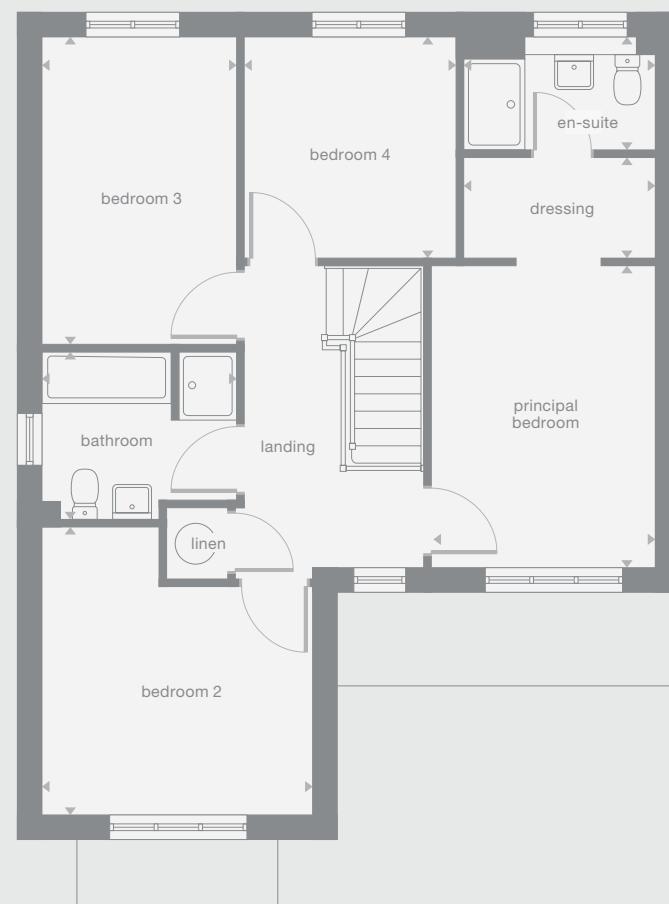
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview

A bay window and double doors give the lounge a classic elegance that complements the bright, relaxed family kitchen and dining room with its feature french doors. There is a separate laundry room and a study, and the four bedrooms include a luxurious L-shaped en-suite principal bedroom.

Ground Floor

Lounge	Principal Bedroom
3.04m x 5.1m 10'0" x 18'1"	5.31m x 2.96m 17'5" x 9'9"
Kitchen/Dining/Family	En-Suite
7.97m x 3.01m 26'2" x 9'11"	1.50m x 2.20m 4'11" x 7'3"
Laundry	Dressing
1.64m x 1.71m 5'5" x 5'7"	1.46m x 1.50m 4'10" x 4'11"
Study	Bedroom 2
2.65m x 2.34m 8'8" x 7'8"	2.56m x 3.85m 8'5" x 12'8"
WC	Bedroom 3
2.65m x 1.24m 8'8" x 4'11"	2.56m x 3.79m 8'5" x 12'5"

First Floor

Bedroom 4
2.51m x 2.39m 8'3" x 7'10"
Bathroom
2.70m x 1.91m 8'10" x 6'3"

Floor Space

1,347 sq ft

b Boiler

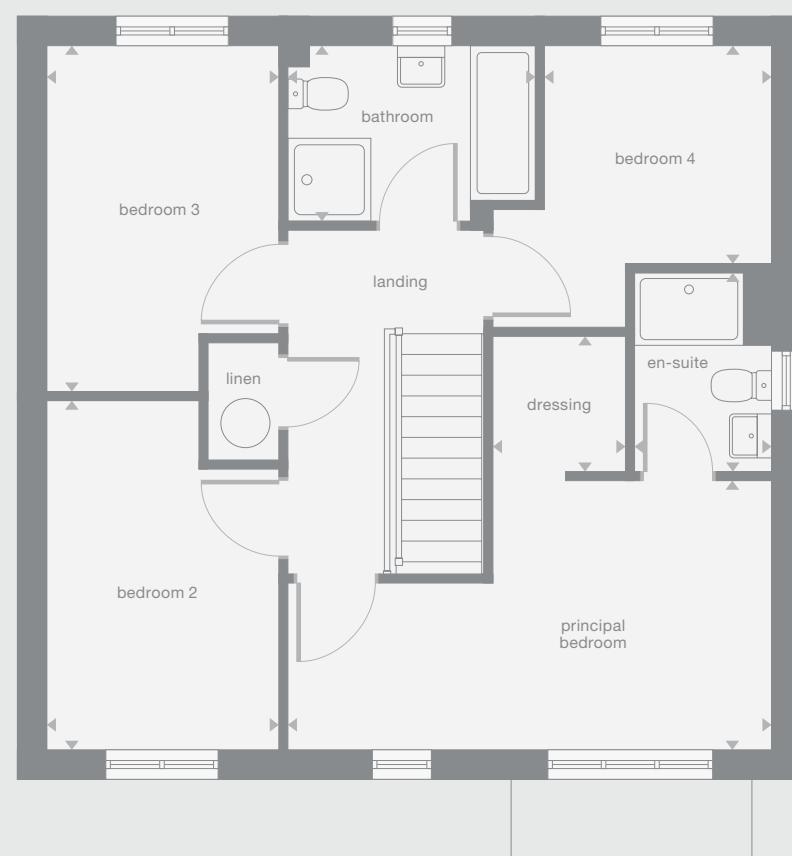
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Ground Floor



First Floor



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Overview

The broad, bright family kitchen, with french doors enhancing the dining area, shares the ground floor with a welcoming lounge, a study, a laundry room and a WC. Upstairs the family bathroom features a separate shower, two of the four bedrooms are en-suite and one has a dressing room.

Ground Floor

Lounge	Principal Bedroom
3.40m x 4.36m 11'2" x 14'4"	3.78m x 3.18m 12'5" x 10'5"
Kitchen	Dressing
3.36m x 3.25m 11'0" x 10'8"	2.11m x 2.28m 6'11" x 7'6"
Family/Dining	En-Suite 1
5.22m x 2.99m 17'2" x 9'10"	2.11m x 1.40m 6'11" x 4'7"
Study	Bedroom 2
3.57m x 2.25m 11'9" x 7'5"	3.02m x 3.42m 9'11" x 11'3"
Laundry	En-Suite 2
2.11m x 1.74m 6'11" x 5'8"	2.12m x 1.44m 6'11" x 4'9"
WC	Bedroom 3
1.17m x 2.02m 3'10" x 6'8"	2.49m x 3.60m 8'2" x 11'10"

First Floor

Bedroom 4	Bathroom
3.02m x 2.42m 9'11" x 7'11"	2.87m x 1.92m 9'5" x 6'4"
Dressing	
2.11m x 2.28m 6'11" x 7'6"	
En-Suite 1	
2.11m x 1.40m 6'11" x 4'7"	
Bedroom 2	
3.02m x 3.42m 9'11" x 11'3"	
En-Suite 2	
2.12m x 1.44m 6'11" x 4'9"	
Bedroom 3	
2.49m x 3.60m 8'2" x 11'10"	

Floor Space

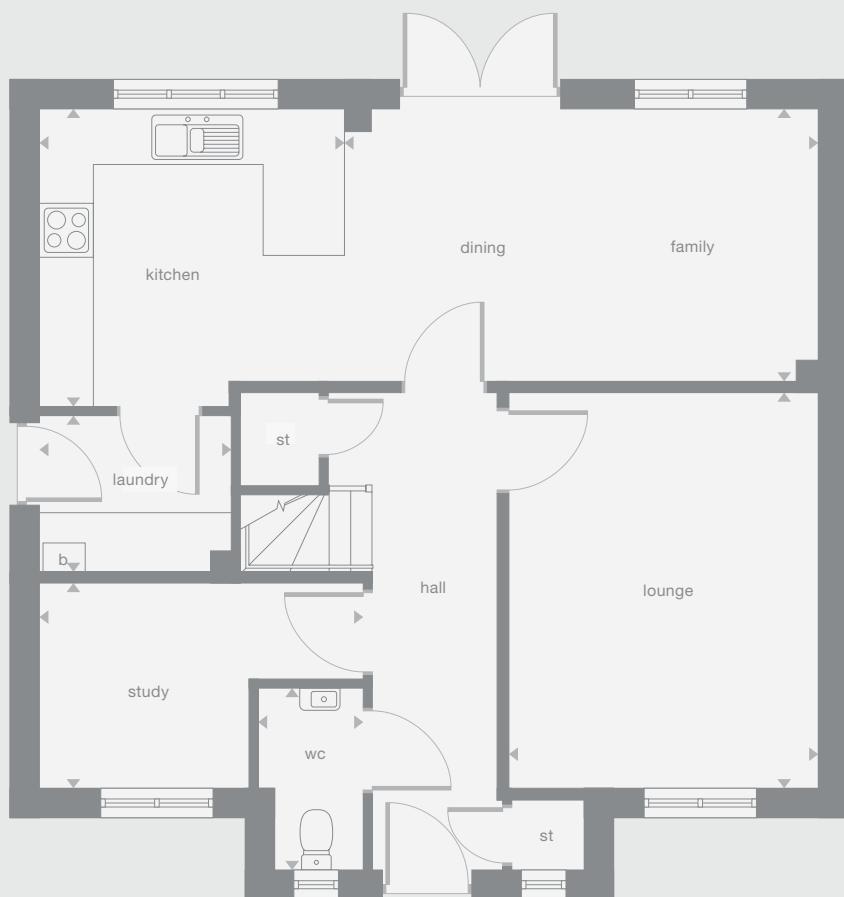
1,447 sq ft

b Boiler

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview

The bright family room, featuring french doors in the dining area, is complemented by a beautifully designed kitchen and a downstairs WC, and a superb upstairs lounge with a juliet balcony. One of the four bedrooms is en-suite, and the bathroom includes a separate shower.

Ground Floor

Kitchen	2.87m x 3.51m 9'5" x 11'6"
Family/Dining	5.09m x 3.44m 16'9" x 11'4"
WC	1.67m x 1.77m 5'6" x 5'10"

First Floor

Lounge	5.13m x 3.44m 16'10" x 11'4"
Bedroom 3	2.87m x 3.31m 9'5" x 10'11"
Bathroom	2.87m x 1.97m 9'5" x 6'6"

Second Floor

Principal Bedroom	5.13m x 2.70m 16'10" x 8'11"
En-Suite	1.68m x 2.22m 5'6" x 7'4"
Bedroom 2	2.60m x 3.82m 8'6" x 12'7"

Floor Space

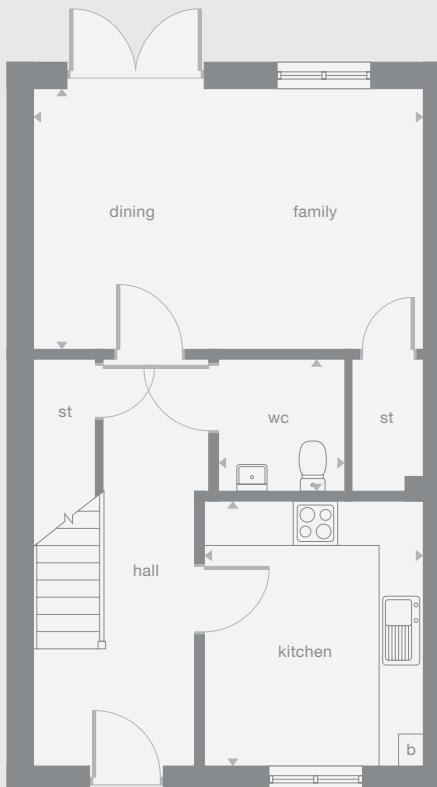
1,485 sq ft

b Boiler

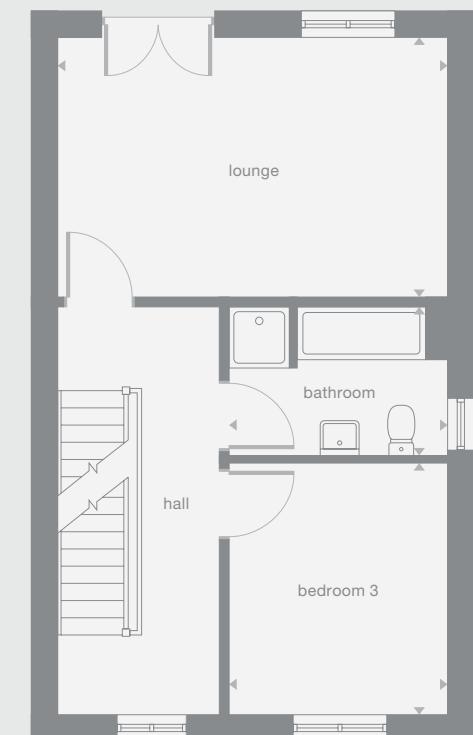
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



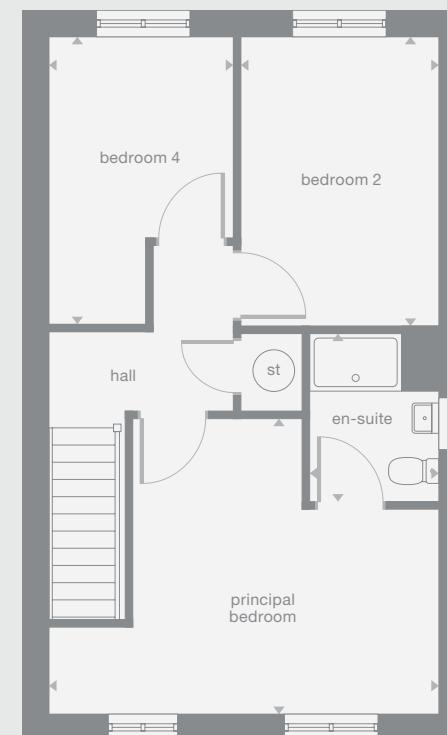
Ground Floor



First Floor



Second Floor



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Overview

Complementing an elegant lounge with a bay window, and featuring french doors and a separate laundry room, the kitchen and dining room forms a natural hub for family life. To maximise convenience, the private shower room shared by two bedrooms means that three of the four bedrooms have en-suite facilities.

Ground Floor

Lounge	Principal Bedr
3.65m x 5.27m	3.65m x 4.15m
12'0" x 17'3"	12'0" x 13'7"
Kitchen	En-Suite 1
3.76m x 3.44m	1.63m x 2.20m
12'4" x 11'3"	5'4" x 7'3"
Family/Dining	Bedroom 2
5.14m x 3.47m	3.75m x 3.45m
16'10" x 11'5"	12'4" x 11'4"
Laundry	Bedroom 3
1.63m x 1.96m	2.94m x 3.38m
5'4" x 6'5"	9'8" x 11'1"
WC	Bedroom 4
1.81m x 1.26m	2.94m x 3.49m
5'11" x 4'2"	9'8" x 11'5"

First Floor

Principal Bedroom	En-Suite 2
3.65m x 4.15m	2.94m x 1.50m
12'0" x 13'7"	9'8" x 4'11"
En-Suite 1	Bathroom
1.63m x 2.20m	2.72m x 1.97m
5'4" x 7'3"	8'11" x 6'6"
Bedroom 2	
3.75m x 3.45m	
12'4" x 11'4"	
Bedroom 3	
2.94m x 3.38m	
9'8" x 11'1"	
Bedroom 4	
2.94m x 3.49m	
9'8" x 11'5"	

Floor Space

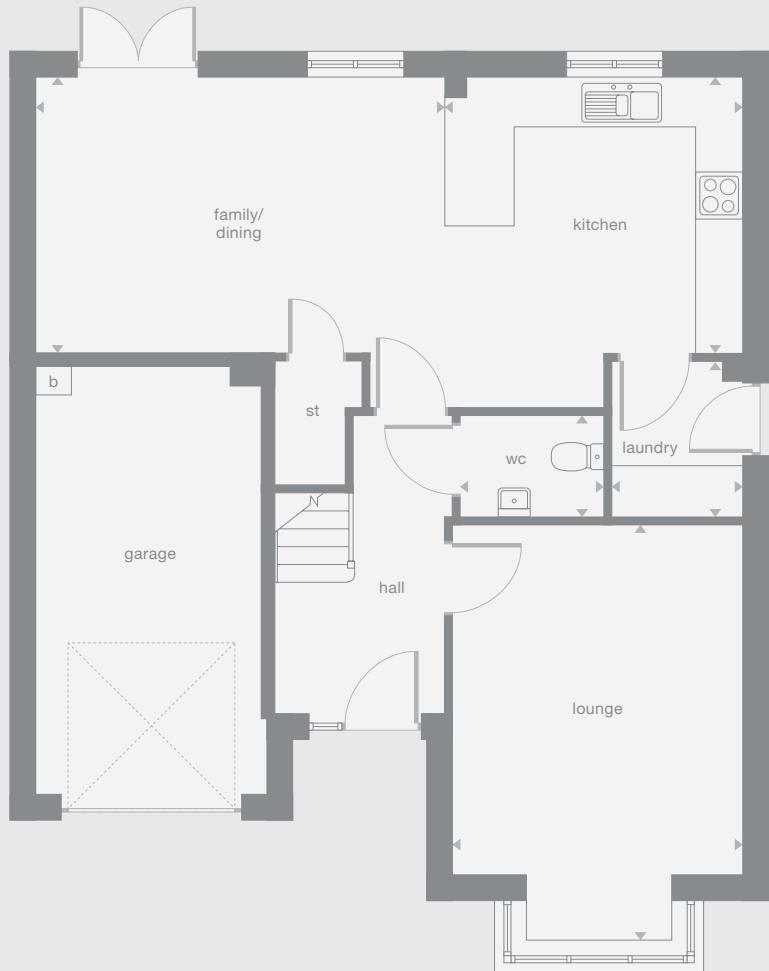
1,558 sq ft

b Boiler

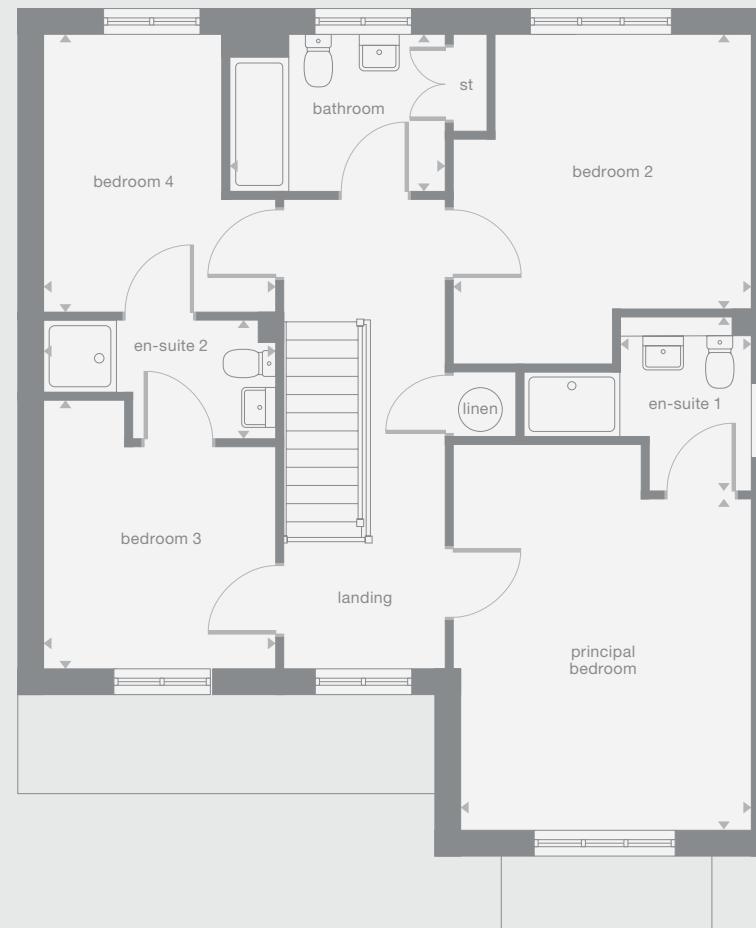
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview

Featuring a bay-windowed lounge, an inspiring kitchen and family room incorporating french doors, a separate laundry room and two superb en-suite bedrooms, this is a prestigious and impressive home.

Ground Floor

Lounge	Principal Bedroom
3.20m x 6.01m 10'6" x 19'9"	3.97m x 3.10m 13'0" x 10'2"
Kitchen/Family/Dining	En-Suite 1
8.40m x 3.19m 27'7" x 10'6"	2.15m x 1.85m 7'1" x 6'1"

Kitchen/Family/Dining
8.40m x 3.19m
27'7" x 10'6"

Laundry

WC

1.90m x 3.25m
6'3" x 10'8"

1.49m x 1.84m
4'11" x 6'0"

First Floor

Principal Bedroom	Bedroom 3
3.97m x 3.10m 13'0" x 10'2"	3.25m x 3.29m 10'8" x 10'10"
Kitchen/Family/Dining	En-Suite 1
8.40m x 3.19m 27'7" x 10'6"	2.15m x 1.85m 7'1" x 6'1"

Principal Bedroom
3.97m x 3.10m
13'0" x 10'2"

Bedroom 4

Bedroom 2

Bedroom 5

En-Suite 2

Bathroom

3.90m x 3.32m
12'10" x 10'11"

3.05m x 2.18m
10'0" x 7'2"

2.09m x 2.00m
6'10" x 6'7"

3.02m x 1.84m
9'11" x 6'0"

Floor Space

1,609 sq ft



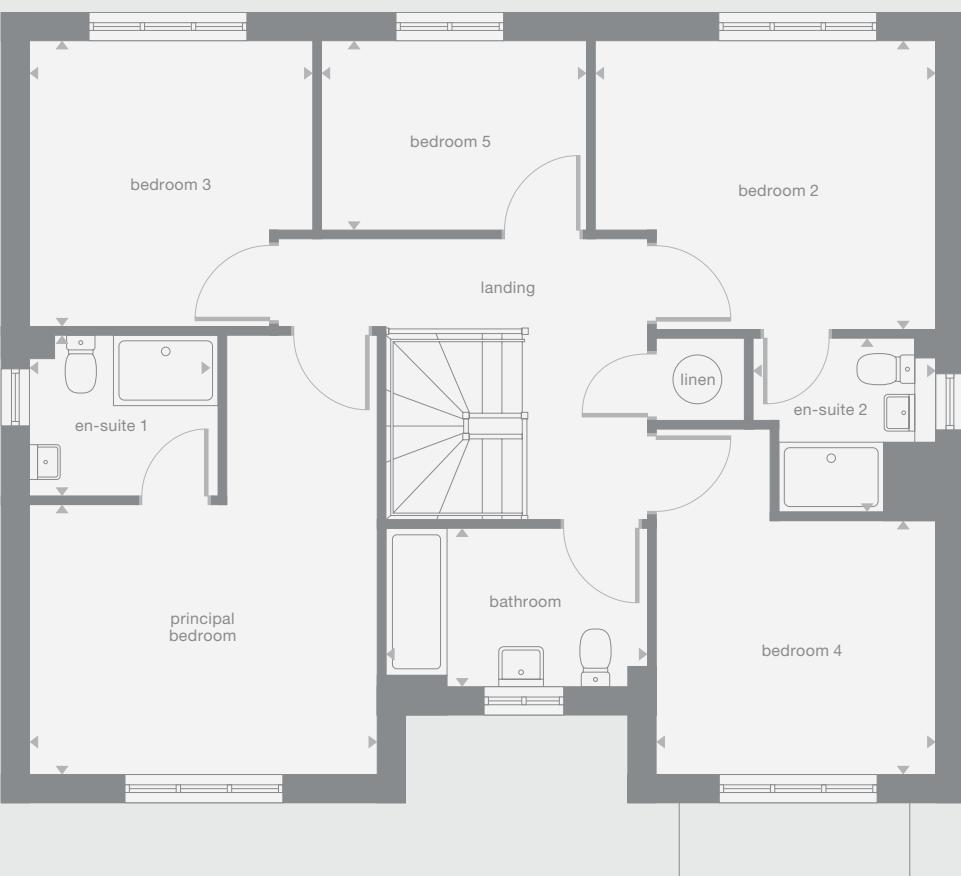
b Boiler

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Ground Floor



First Floor



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Overview

The dining and family room adjoining the kitchen features twin french doors that bring a wonderfully light, spacious atmosphere to the space, while a bay window and double doors add a luxurious note to the lounge. Two of the five bedrooms are en-suite.

Ground Floor

Lounge
3.68m x 6.35m
12'1" x 20'10"

Kitchen/Family/Dining
11.18m x 3.47m
36'8" x 11'5"

Laundry
3.25m x 1.68m
10'8" x 5'6"

WC
1.52m x 1.35m
4'10" x 4'5"

First Floor

Principal Bedroom
3.68m x 4.02m
12'1" x 13'2"

En-Suite 1
12.1m x 2.81m
4'0" x 9'3"

Bedroom 2
3.68m x 3.61m
12'1" x 11'10"

En-Suite 2
2.79m x 1.21m
9'1" x 4'0"

Bedroom 3
2.66m x 4.11m
8'9" x 13'6"

Bedroom 4
3.86m x 2.81m
12'8" x 9'3"

Bedroom 5
2.36m x 2.92m
7'9" x 9'7"

Bathroom
2.14m x 2.81m
7'0" x 9'3"

Floor Space

1,779 sq ft

b Boiler

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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The Miller Difference

your home
your way...

The Miller Difference

Every home we build is the start of an adventure. For more than 90 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

Shaped around you

For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

Built on trust

Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Helping where we can

You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

Pushing up standards

From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

A smooth customer journey

Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

With you every step of the way

After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

Fully involved

Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

Make it your own

Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

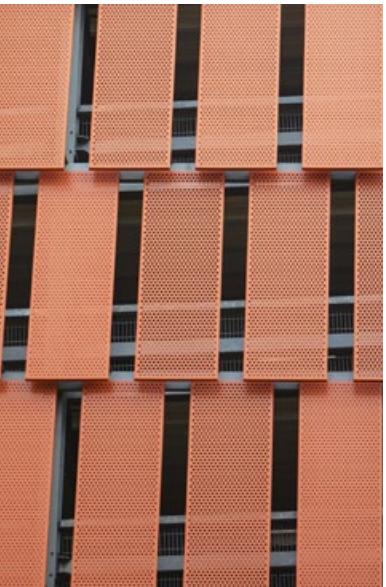
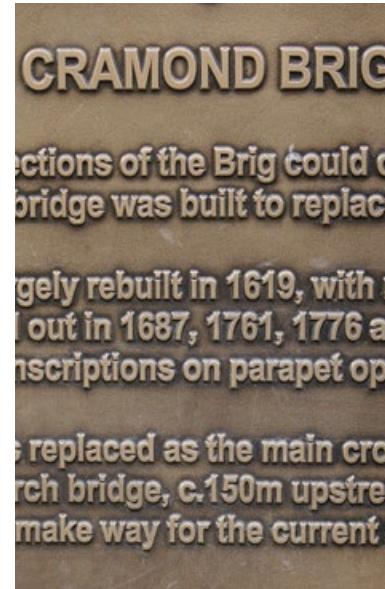
A place to grow

For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

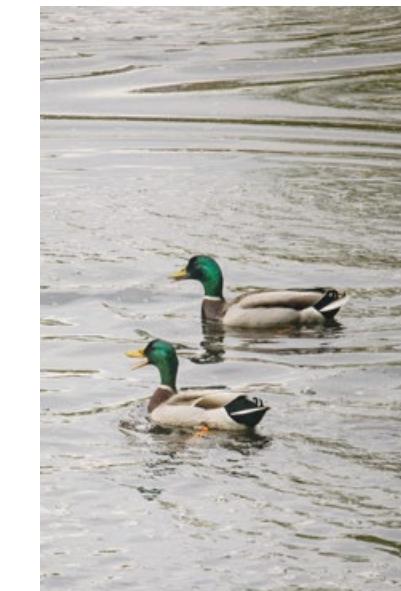


Shops within around half an hour's walk include a small precinct at Bughtlin Market with a Co-op food store and a pharmacy, and the Gyle Shopping Centre, a large mall with around 60 retailers, cafés, restaurants and services including M&S, Morrisons and Boots, alongside high street fashion, sports and technology brands. The City Bypass also gives easy access to Hermiston Gait Retail Park, where the shops include Tesco and Aldi supermarkets. Corstorphine's local traders are complemented by a Retail Park and a Tesco Extra, and Edinburgh city centre is a popular shopping destination with many specialist quarters, such as cosmopolitan Stockbridge and the fashionable Multrees Walk.



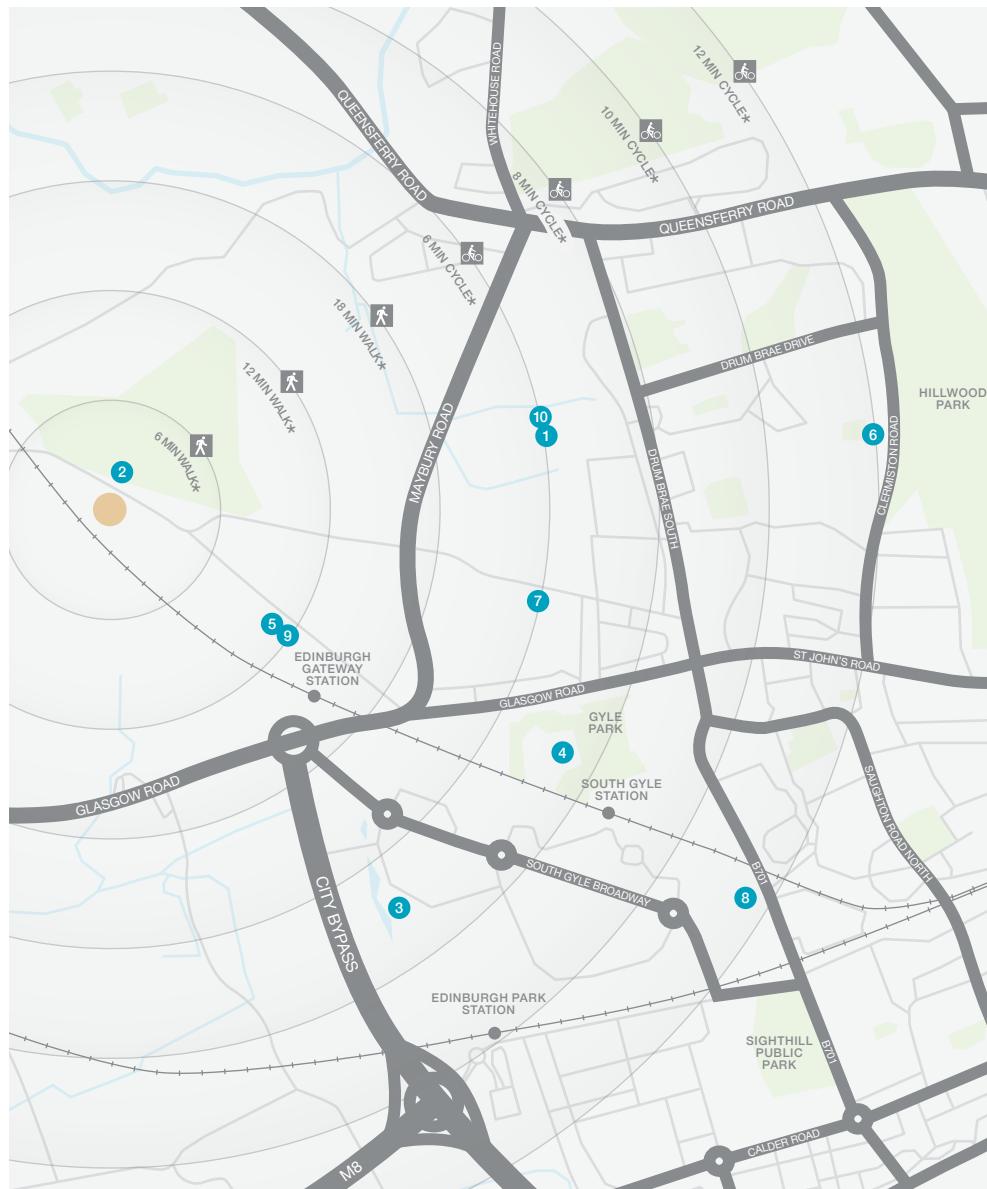
Leisure amenities include Energize in South Gyle and David Lloyd in Corstorphine, both of which have gyms and swimming pools. For outdoor recreation, a series of paths lead from nearby Craigs Road, past Mausey Hill, to the peaceful 85 acre Cammo Estate nature reserve, with its walled garden and curling pond. Further paths lead beyond the Estate to walkways along the River Almond to Cramond and the Firth of Forth. Turnhouse Golf Club, where the clubhouse facilities are open to non-members, and the Pleasant Lennie Park, are just a short walk away.

West Craigs Mews is in the catchment areas for the new Maybury Primary School, around ten minutes' walk from the development, and for Fox Covert RC Primary in Clerwood. For secondary education, students move on to Craigmount High School or St Augustine's RC High School. The new Maybury Medical Practice sits alongside Maybury Primary School, and nearby dental surgeries include East Craigs Dental Practice, near the shops at Bughtlin Market.



Useful Contacts

When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.



- 1 East Craigs Pharmacy
3 Bughtlin Market
0131 339 1188
- 2 Turnhouse Golf Club
154 Turnhouse Road
0131 339 1014
- 3 Energize Health and Fitness
3 Lochside Place
0131 317 0260
- 4 David Lloyd Corstorphine
89B Glasgow Road
0131 316 2300
- 5 Maybury Primary School
Turnhouse Road
07507 305 863
- 6 Fox Covert RC Primary School
12B Clerwood Terrace
0131 339 2383
- 7 Craigmount High School
Craigs Road
0131 339 6823
- 8 St Augustine's RC High School
208 Broomhouse Road
0131 334 6801
- 9 Maybury Medical Practice
Turnhouse Road
0131 339 6670
- 10 East Craigs Dental Practice
9 Bughtlin Market
0131 339 2992

* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 19 mins walk
2.0km = 20 to 28 mins cycle
2.5km = 26 to 35 mins cycle
3.0km = 37 to 48 mins cycle
3.5km = 48 to 57 mins cycle



Development opening times:
Please see
millerhomes.co.uk
or call 0131 608 4677

From the Gogar Roundabout

From the Gogar Roundabout, the junction between the A8 Glasgow Road and the western end of the City of Edinburgh Bypass, follow signs for the City Centre. Seven hundred yards on, turn left into Turnhouse Road, following the sign for Turnhouse Golf Club. After approximately a mile, West Craigs Mews is on the left.

From Edinburgh city centre

Follow signs for Glasgow through Haymarket, and carry on past Edinburgh Zoo and through Corstorphine. Three-quarters of a mile after passing through the Drum Brae Roundabout, at Maybury Junction, turn right for Barnton and Edinburgh North, then immediately turn left into Turnhouse Road, following the Air Cargo sign. After approximately a mile, West Craigs Mews is on the left.

Sat Nav
EH12 0AE



Registered Developer

Important Notice:
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors. The location of affordable housing is indicative and the tenure of homes may be subject to change.

the place to be[®]

Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.



5 stars for customer satisfaction

Development

Opening Times

Please see millerhomes.co.uk for development opening times or call 01316 084 677

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